



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2203108

Applicant Name: Verizon Wireless.

Address of Proposal: 10515 Greenwood Avenue North

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish a minor communication utility (Verizon Wireless) consisting of fifteen (15) panel antennas (three-sector arrays, five antennas per sector) on the roof of an existing building. The project includes an electronics equipment cabinet to be located in a basement storage room.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: ☐ EXEMPT ☐ DNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

The subject property is zoned Commercial 1 with a maximum height limit of 40 feet (C1-40). The site is located at the southeast portion of the block facing Greenwood Avenue North, between North 105th Street and North 107th Street. There is an existing three-story, thirty (30)

foot tall mixed-use building located on the project site. The building is located in the Greenwood neighborhood of north Seattle.

The surrounding neighborhood is primarily zoned for single and multi-family use, with commercial uses zoned along Greenwood Avenue North. Developments in the area are composed of single and multi-family buildings and small commercial establishments, consistent with the zoning designation.

Proposal Description:

The applicant proposes to install fifteen (15) directional panel antennas mounted onto a triangular platform (5 panels per side) on the existing rooftop. The maximum antenna tip height for this cell-site would be thirty-nine (39) feet, within the maximum height limit of forty (40) feet. The associated equipment will be located in the basement of the existing building. Access to the site is proposed via the existing parking lot located to the north of the existing building. The site would be unmanned and serviced and maintained on a monthly basis. The proposed antennas will be made of a non-reflective material that will blend into the background of the building.

Public Comment

During the public comment period, which ended on July 10, 2002, the City received no written comments.

SEPA ANALYSIS

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05). The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated April 29, 2002 and Affidavit of Compliance with the FCC Rules on Non-ionizing Electromagnetic Radiation, dated September 9, 2002. The information in the checklist and the project file, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Design Construction and Land Use has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in limited short-term impacts to the environment. Due to their temporary nature and limited effects, the impacts are not expected to be adverse or significant.

Construction Impacts

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for most impacts. Some of the initial construction activity, including placement of the antennas, equipment cabinets and wiring, may involve loud equipment and activities. This

construction activity may have an adverse impact on the residents of the subject building. Because of the close proximity of the residences, the Department finds that the limitation of the Noise Ordinance are inadequate to appropriately mitigate the adverse noise impacts associated with the proposal. The SEPA Construction Impact policies, (SMC 25.05.675.B) allow the Director to limit the hours of construction to mitigate adverse noise and other construction-related impacts. Therefore, the proposal is conditioned to limit construction activity to non-holiday weekday hours between 7:30 a.m. and 6:00 p.m. No further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

Visual Impacts

The proposed antennas will be placed on the roof of the structure; each of the three sectors (five antenna per sector) will be attached to one another to form a triangular array with sectors facing South, Northwest, and Northeast. These antenna sectors as well as the antenna themselves will be made of a non-reflective material that will match the pre-existing color of the building. This non-reflective material will minimize the potential for adverse visual impact.

Antenna height and rooftop coverage is explicitly regulated by the Code in a manner similar to other structures and appurtenances, which could be located on the roof of a building. Minor communication utilities do not have any greater visual impact than solar collectors, elevator or stair penthouses, and mechanical equipment or play equipment with open mesh fencing. Visual impacts associated with roof top appurtenances are regulated by the Code requirements related to location, setbacks, screening and rooftop coverage; requirements which the proposal meets. Proposed location and camouflage measures will minimize the potential for adverse visual impact. Thus no mitigation measures are necessary.

Environmental Health

Section 25.10.300 SMC contains Electromagnetic Radiation (EMR) standards with which the proposal must comply. The Department's experience with review of this type of installation is that the EMR emissions constitute a small fraction of that permitted under both Federal standards and the standards of SMC 25.10.300 and therefore pose no threat to public health.

There is inconclusive evidence regarding whether there are environmental health risks associated with the operation of and transmission by the type of antennas proposed. An affidavit of compliance with the Federal Communication Commission Standards was given by a registered professional engineer for this proposal. The Federal Communications Commission (FCC) has pre-empted state and local governments from regulating personal wireless service facilities on the basis of environmental effects of radio frequency emissions. Aside from approving FCC standards compliance, the Seattle-King County Department of Public Health is not required to review this proposal further. As such, no additional mitigating measures are warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

SEPA DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS – SEPA

1. The hours of construction activity shall be limited to nonholiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. and between the hours of 9:00 a.m. and 4:00 p.m. on Saturday (except that grading, delivery and pouring of cement and similar noisy activities shall be prohibited on Saturday). This condition may be modified by DCLU to allow work of an emergency nature. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DCLU.

Signature: (signature on file) Date: February 27, 2003
Richard M. Sepler, AICP, Contract Planner for the
Department of Design, Construction and Land Use
Land Use Services

CTW:vw

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